The 2012 Annual Report of the City of Columbus – Redevelopment Commission

City of Columbus

Bartholomew County







Table of Contents

Section 1: Executive Summary

2 nd Street Bridge Lighting	p. 3
2 nd Street Parking Garage	p. 3
4 th Street Reconstruction	p. 3
Blackwell Soccer Complex	p. 4
Commons/Commons Mall	p. 4
Creosote Plant Site (Indoor Sports Center)	p. 4
Outdoor Sports Center	p. 4
Field Sport Complex	p. 4
Borrow Site	p. 4
Cummins Office Buildings	p. 5
Cummins Parking Garage	p. 5
Jackson Street Parking Garage	p. 5
Jackson Street Reconstruction	p. 6
Riverfront District	p. 6
Walesboro Airport	p. 6
Section 2: Total Funds	
Spreadsheet	
	p. 7
	p. 7
Spreadsheet	p. 7
Spreadsheet Section 3: 2012 Accomplishments	·
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc.	p. 8
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District	p. 8 p. 8
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District Jackson Street Reconstruction Cummins Office Building	p. 8 p. 8 p. 8
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District Jackson Street Reconstruction	p. 8 p. 8 p. 8 p. 9
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District Jackson Street Reconstruction Cummins Office Building Parking Garages	p. 8 p. 8 p. 8 p. 9 p. 9-10
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District Jackson Street Reconstruction Cummins Office Building Parking Garages Housing	p. 8 p. 8 p. 8 p. 9 p. 9-10 p. 10
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District Jackson Street Reconstruction Cummins Office Building Parking Garages Housing Riverfront	p. 8 p. 8 p. 8 p. 9 p. 9-10 p. 10 p. 10
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District Jackson Street Reconstruction Cummins Office Building Parking Garages Housing Riverfront Creosote Plant Site (Indoor Sports Complex)	p. 8 p. 8 p. 9 p. 9-10 p. 10 p. 10 p. 10
Spreadsheet Section 3: 2012 Accomplishments Columbus Downtown Inc. Creation of an Arts District Jackson Street Reconstruction Cummins Office Building Parking Garages Housing Riverfront Creosote Plant Site (Indoor Sports Complex) 4 th Street Reconstruction	p. 8 p. 8 p. 8 p. 9 p. 9-10 p. 10 p. 10 p. 10 p. 10

This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local redevelopment, as well as the following 2012 elected community leaders:

Columbus Mayor:

The Honorable Kristen Brown

Columbus City Council:

Dascal Bunch Ryan Brand Frank Jerome Frank Miller Tim Shuffett Aaron Hankins Jim Lienhoop

Redevelopment Commission Members:

Kristen Brown, President Sarah Cannon, Vice President Dave Wright, Secretary Frank Jerome, Member Tim Shuffett, Member Steven Scgalski, Member John Anderson, Non-Voting Member



Executive Summary

In January 2012, the newly elected Mayor Kristen Brown, brought the position of Redevelopment Director back as a City employee with the salary being funded through EDIT. Heather Pope started her role as Director of Redevelopment in mid-August 2012. She shares administrative staff with the Director of Community Development.

2nd Street Bridge Lighting

The 2nd Street Bridge has been unlit for a number of years. When the bridge was constructed in 1999 there were 90 lights on the bridge. Over the years because of vandalism it became impossible to keep the lights going. The Redevelopment Commission coordinated with the City Engineers Office to light the bridge. The Drew Corporation installed lighting fixtures on all four corners of the bridge in locations that will make it difficult to vandalize. The lighting of the 2nd Street Bridge should be completed and ready for the switch to be thrown by the end of January 2013.

2nd Street Parking Garage

During the construction of The Cole the garage was mainly used by Cummins employees and the general public for much of 2012. This 700 space garage provides parking for the two new Cummins Office Buildings and The Cole. Cummins Office employees have 500 spaces with the remaining 200 spaces reserved to The Cole tenants. Although the garage has reserved spaces during the week, Monday through Friday, 8:00 am to 5:00 pm, this garage is open to the public after 5:00 p.m. and during the weekends and for community events downtown.

4th Street Reconstruction

The reconstruction of 4th Street started in mid-September and ended in late-November. The reconstruction accomplished constructing a trench drain down the center of 4th Street, installing pavers in the street, eliminating curbs with new 10 ft. sidewalks installed and the installation of planter islands and benches. We are expecting the gates for 4th Street to be installed any time. These gates will assist in facilitating the closing of the street for public event use or by the adjacent business owners for events they may want to have. 80% of the funding for this project came from the State.





Blackwell Soccer Complex

The construction of the renovation of Blackwell Park Soccer Complex was awarded to Milestone Contractors in June 2011. The construction started in early fall of 2011 and was completed in mid-2012. The improvements that were completed were for irrigation, utility work and earthwork.

Commons/Commons Mall

The Commons has a full year of operation under its belt. During 2012 both Snappy Tomato and Subway moved into the food court area. Warranty work continues under the review of the architect.

Creosote Plant Site (formally known as the Indoor Sports Center site)

We continue to work with Bruce Carter and Associates (BCA) who the Commission hired to facilitate the remediation of the site. Fifteen ground water monitoring wells have been installed and are monitored regularly. There will be deed restrictions placed on the 1.25 acre parcel where the majority of the remediation clean-up took place. Funding for the remediation is through a combination of sources, SRF Loan, ARRA RLF and Regular RLF Loan and a HUD Grant.

Outdoor Sports Centers

Field Sport Complex

The project was put on hold in the early winter of 2011 until the court case was concluded. In January 2012 the court decision was handed down and it was determined that the Columbus Plan Commission decision was void; however, the Commission could re-hear the Outdoor Sports Complex case and make new findings. The case was never re-heard by the Plan Commission. The bonds were closed in December 2011.

Borrow Site

ISMF has authorized the use of up to 600,000 cubic yards of earth to use for the Field Sports Complex. However, this project has been put on hold indefinitely at this point.



Cummins Office Buildings

Construction of the Cummins Office Building located at the intersection of Jackson Street and 3rd Street started in 2011 and finished construction in late 2012/early 2013. The facility is 100,000 square feet and houses approximately 550 employees. In the summer of 2011, Cummins announced a 135,000 square foot expansion of its office building to accommodate 600 new employees. Construction of the new Cummins Office Building started in the summer of 2012 with anticipated occupancy to be by summer of 2013. The new office building will be on the southeast corner of Jackson Street and 4th Street with commercial/retail along the street level of 4th Street.

Cummins Parking Garage

In December 2011 Cummins received approval from the Columbus Plan Commission to construct a 900 space, 5-story parking garage between the 6th and 7th block and between Washington Street and Jackson Street. This parking garage was completed in September 2012. This facility was created through the creation of certified tech parks. As part of this proposal was the development of a commercial/residential facility along Washington Street. This new facility will cover the garage from the Washington Street frontage. The annual filing for the certified tech parks were completed and submitted to the Indiana Economic Development Commission (IEDC).

Jackson Street Parking Garage

A new garage management company was selected in 2012. REI Real Estate Services will be managing both garages owned by the Redevelopment Commission. The Redevelopment Commission will be working with REI to better maintain, manage and utilize the garages to their fullest ability. Gates for the garage have been purchased and will be installed in 2013. Additionally, there will be a pay to park system put in place which will be compatible to the system put in the 2nd Street Parking Garage. The Garage Pub & Grill and Bistro 310 are the tenants occupying the retail space in the garage and continue to do well (even with the reconstruction of 4th Street for 2 months in the Fall of 2012).



Jackson Street Reconstruction

The curbs and sidewalks are open to pedestrian traffic. The street will be complete and open to vehicular traffic soon. During 2012 this section of Jackson Street functioned as a construction staging area for both of the new Cummins Office buildings.

Riverfront District

A Riverfront District was established in April 2009 that allows for ten 3 way liquor licenses within the area.

A map was developed consistent with Indiana Code along with guidelines. Currently, there are 7 Riverfront Liquor Licenses being utilized and 3 available. The Riverfront Liquor Licenses are a key component in luring new restaurants to the downtown area.

Walesboro Airport

We have funded a study done by Christopher B. Burk Engineering to determine the flood delineation on the site being consistent with the new FEMA maps. The study revealed the new FEMA maps were accurate which puts the majority of the site in a floodplain where previously it had not been shown to be in the floodplain. A second piece of that study is currently being done, also by Christopher B. Burk Engineering, to determine the necessary amount of fill across the site at specific locations if the site were to be developed. The second piece of the study is expected to be complete by mid-2013.



Total Funds

Fund#	Fund Name	Beg. Balance		Revenue		Expense		End Balance	
239	Columbus Airport CTP	\$	-	\$	-	\$	-	\$	-
240	Columbus Downtown/Airport CTP	\$	2,294,254.00	\$	-	\$	2,294,254.00	\$	-
241	SRF Loan/Outdor Cleanup	\$	-	\$	-	\$	-	\$	-
243	Columbus Redevelopment	\$	4,788.43	\$	4,237.91	\$	138.00	\$	8,888.34
244	Water Ski Park	\$	-	\$	-	\$	-	\$	-
250	Woodside Northwest	\$	-	\$	-	\$	-	\$	-
252	TIF Money	\$	1,383,952.33	\$	5,499,404.96	\$	1,478,975.81	\$	5,404,381.48
	Airport TIF (802.0001)	\$	121,274.78	\$	215,542.75	\$	41,303.53	\$	295,514.00
	Central TIF (802.0002)	\$	792,349.89	\$	3,941,925.24	\$	1,297,672.28	\$	3,436,602.85
	Cummins TIF (802.0003)	\$	102,827.66	\$	1,341,936.97	\$	140,000.00	\$	1,303,764.63
	Cole TIF (802.0004)	\$	-	\$	-	\$	-	\$	-
	Avaition TIF (802.0005)	\$	367,500.00	\$	-	\$	-	\$	367,500.00
254	New Commons	\$	67.74	\$	0.09	\$	67.83	\$	-
256	Jackson Street Bond Premium	\$	701,747.10	\$	501,998.85	\$	697,718.75	\$	506,027.20
257	Outdoor Sports Center Bond	\$	7,297,675.00	\$	-	\$	7,297,675.00	\$	-
258	Redevelopment Bond '08	\$	425.30	\$	-	\$	-	\$	425.30
260	Sinking Outdoor Fund Payment	\$	525,150.00	\$	222,783.75	\$	747,933.75	\$	-
262	Woodside Bond Payment	\$	133,247.28	\$	-	\$	108,601.61	\$	24,645.67
263	Redevelopment Bond '08 Capital/tax	\$	84,727.10	\$	44,357.03	\$	90,900.00	\$	38,184.13
299	Cummins Garage Reserve Fund	\$	939,636.42	\$	501.80	\$	401.19	\$	939,737.03
300	Jackson Street Parking Garage	\$	-	\$	106,659.45	\$	-	\$	106,659.45
301	2nd Street Parking Garage	\$	-	\$	115,950.04	\$	-	\$	115,950.04
302	Retail Lease/Commons Mall	\$		\$	80,392.37	\$	80,392.37	\$	
	-	\$	13,365,670.70	\$	6,576,286.25	\$	12,797,058.31	\$	7,143,898.64



2012 Accomplishments

We continue to meet with developers who are interested in bringing new projects to Columbus. FarmBrew restaurant was selected for the old Senior Center property in 2011. They have signed a lease with the City of Columbus. However, no activity has taken place on the property at this point. Contact with the owner of FarmBrew revealed that he has yet to line up the necessary financing needed for refurbishment of the building.

Columbus Downtown Inc.

Newly elected Mayor Kristen Brown, vowed, if elected, the elimination of Columbus Downtown Inc. (CDI) to allow for more transparence of the City's tax dollars on public projects. The appointments for CDI came from the Mayor, Redevelopment Commission and City Council. The Mayor appointed Glenn Petri, the Redevelopment Commission appointed Susan Thayer-Fye and City Council appointed Frank Jerome. This board along with Stan Gamso, Legal Counsel, has worked diligently to transfer all assets of CDI to the Redevelopment Commission. An audit of CDI was performed by Crowe Horwath and was completed in December 2012.

Creation of an Arts District

Another one of Mayor Brown's goals was to create an Arts District downtown. When Mayor Brown took office she quickly started compiling an Arts District Committee. The committee is comprised of 25 community leaders and active citizens. Over a period of 12 months the committee met on a regular basis and created the Arts District Strategic Plan. The Arts District Committee applied for and received through the Indiana Arts Commission the designation as an Indiana Cultural Arts District. There are only five communities in the State of Indiana that have this designation.

Jackson Street Reconstruction

We are in the process of getting this section of Jackson Street dedicated to the City as public right-of-way. The sidewalks have been open to pedestrian traffic and the street has been used for a construction staging area while the two Cummins Office Buildings are being constructed. The property for Jackson Street was a gift to the City by ISMF.



Cummins Office Building

Cummins announced in 2011 the expansion of its office building at 4th and Jackson to accommodate 600 new employees. Construction is expected to be completed before Summer 2013 and will be approximately 135,000 square feet with retail along 4th Street. To facilitate the project, a new tech park was created and the Airport tech park was extended. This enables the State to commit funds for the construction of the 900 space parking garage. Cummins Building located on the north east corner of Jackson Street and 3rd Street, houses approximately 550 employees and was completed in January 2013. The 900 space garage is located on the block between 6th and 7th and Washington and Jackson.

Parking Garages

The 2nd Street Parking Garage, formally owned by CDI, has been transferred to the Redevelopment Commission. The Commission manages and operates both garages and the retail space in the Jackson Street Garage. The Redevelopment Commission has selected a garage management company to operate the garages on their behalf. REI Real Estate Services was selected in December 2012. The garage management fee will be paid for by the parking lease spaces and retail leases generated by the two garages.

Jackson Street Parking Garage

The 400 Space garage has 100 spaces dedicated to the public. The 300 spaces for lease are running about 100% occupany. The retail space along 4th Street is occupied by Bistro 310 and the Garage Pub and Grill are open and successful.

2nd Street Parking Garage

The garage has had a steady use by both Cummins employees and the general public. The garage has a total of 700 parking spaces with Cummins leasing out 500 spaces for their employees and The Cole leasing the remaining 200 for their residential and retail tenants.



Cummins Garage

Construction of the 900 space parking garage, approved as a tech park, was completed in September 2012. Cummins selected a local company to build a commercial/retail facility along the Washington Street

Page 9



frontage of the garage. The commercial/retail facility received Plan Commission approval in December 2011.

Housing

Buckingham Development developed The Cole, a mixed use development, which wraps the 2nd Street Parking Garage on Jackson, 2nd and Brown Streets with 146 apartments with a mix of 1 and 2 bedroom layouts and about 9,000 square feet of commercial space on Jackson Street. The anticipated value of the project is \$18 million. Completion of The Cole is expected by the end of January 2013.

Riverfront

The Riverfront District has ten 3-way liquor licenses. We have had seven licenses approved by the Commission, both newly acquiring a license or renewal, and have gone through the State process to obtain their 3-way liquor licenses. Those who have received their 3-way liquor license include: Tre Bicchieri, Bistro 310, Garage Pub and Grill, Smiths Row and Joe Willy's. Some licenses have become available because those businesses have either gone out of business or they have not renewed their liquor license. Goals of the district are to create economic development, jobs and increase the tax base. We have provided documentation to assist the applicants with their State filing.

Creosote Plant Site (formally known as the Indoor Sports Center site)

Continued clean-up the site has been going. 15 monitoring wells have been installed onsite with the first round of ground water testing completed in October. There will be deed restrictions placed on the 1.25 acre parcel where the majority of the remediation clean-up took place. Funding for the remediation is through a combination of sources, SRF Laon (\$600,000), ARRA RLF and Regular RLF Loan (\$1.2 million) and a HUD Grant (\$300,000) for an estimated clean-up cost of \$2.1 million. The property was donated by ISMF to the City.



4th Street Reconstruction

4th Street Reconstruction was completed in November 2012.

The new street plan was designed to be an outdoor entertainment space with the elimination of curbs, addition of benches, power bollards, planting beds and gates to close off the street for public events or those restaurants along 4th Street. During the construction of 4th Street, the Redevelopment Department along with the assistance of the Engineering Department created the Downtown Get Around Card promotion. The Downtown Get Around Card was designed to promote the downtown businesses and restaurants during the closure of the



street. We had 219 entries and 61 winners of prizes donated by the downtown merchants.

The finished product provides the citizens of the community with the City's first sustainable street:

- Reducing street width to "calm" vehicular traffic.
- · Removing all curbs and other barriers to accessibility.
- Installed LED lighting.
- Reducing and treating storm water runoff by installing porous pavement.

Former REMC Property

The property located at 801 Second Street was damaged by the 2008 flood and has since sat empty. This property was acquired by the Redevelopment Commission through a property switch of a piece of property in the northwest corner of the Walesboro Airport Property. Two of the three buildings were badly damaged during the flood. With the assistance of ARA we have received in November a Community Development Block Grant Disaster Recovery Grant to help fund the demolition of the property. The Grant will cover 90% of the cost of demolition with the remainder being a match by the Redevelopment Commission.

Walesboro Airport Property

In April 2012 the Board of Public Works and Safety transferred a contract to the Redevelopment Commission to have Christopher B. Burk Engineering to determine if the re-mapping of the floodplain in the Walesboro Airport, conducted by FEMA, was accurate. As a result of the study it was found the FEMA



maps were accurate and the Walesboro Airport property is predominately in the floodplain. In September 2012 the Redevelopment Commission along with the Planning Department asked Christopher B. Burke Engineering to provide identification and documentation of the site design options that could result in the removal of the area from the floodplain. This study is expected to be complete in mid-2013.